160.0	0004	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,139,500	/	1,139,500
USE VALUE:	1,139,500	/	1,139,500
ASSESSED:	1,139,500	/	1,139,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHILLING THAD F
Owner 2:	SCHILLING JULIA B
Owner 3:	
Street 1:	63 CLAREMONT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GONSALVES JOHN J--ETAL -
Owner 2:	GONSALVES YVONNE M -
Street 1:	63 CLAREMONT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .266 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Clapboard Exterior and 3136 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11568.000	602,600		536,900	1,139,500
Total Card	0.266	602,600		536,900	1,139,500
Total Parcel	0.266	602,600		536,900	1,139,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.35 | /Parcel: 363.35

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 106968

GIS Ref

GIS Ref

Insp Date 06/07/18

!12538!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 160.0-0004-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	602,600	0	11,568.	536,900	1,139,500		Year end	12/23/2021
2021	101	FV	585,100	0	11,568.	536,900	1,122,000		Year End Roll	12/10/2020
2020	101	FV	585,300	0	11,568.	536,900	1,122,200	1,122,200	Year End Roll	12/18/2019
2019	101	FV	437,400	0	11,568.	536,900	974,300	974,300	Year End Roll	1/3/2019
2018	101	FV	394,400	0	11,568.	475,600	870,000	870,000	Year End Roll	12/20/2017
2017	101	FV	394,400	0	11,568.	398,900	793,300	793,300	Year End Roll	1/3/2017
2016	101	FV	394,400	0	11,568.	398,900	793,300	793,300	Year End	1/4/2016
2015	101	FV	366,600	0	11,568.	345,200	711,800	711,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:03:26

LAST REV

Date	Time
07/24/18	13:35:40

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12538

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GONSALVES JOHN	48078-629		8/30/2006		748,000	No	No		
	19174-233		7/1/1988		191,000	No	No		Y

USER DEFINED

Prior Id # 1:	106968
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2017	1348	Addition	100,000	O				
9/5/2013	1330	Heat App	5,000	C				
6/26/2013	969	Dormers	146,000					
6/15/2004	506	Re-Roof	8,900					

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2018	Meas/Inspect	BS	Barbara S
4/10/2014	Measured	PC	PHIL C
2/27/2014	Info Fm Prmt	EMK	Ellen K
1/23/2014	Info Fm Prmt	EMK	Ellen K
7/17/2013	Measured	JBS	JOHN S
7/15/2013	Info Fm Prmt	EMK	Ellen K
10/28/2008	Meas/Inspect	355	PATRIOT
11/30/2006	MLS	MM	Mary M
12/16/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11568		Sq. Ft.	Site		0	70.	0.66	8									536,928						536,900	

Total AC/HA:	0.26556	Total SF/SM:	11568	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	
Total:	536,928	Spl Credit		Total:	536,900				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LIGHT GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	2 - Gravty H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.00023341
Const Adj.:	0.97010303
Adj $ / SQ:	130.994
Other Features:	118100
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	631662
Depreciation:	29056
Depreciated Total:	602605

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

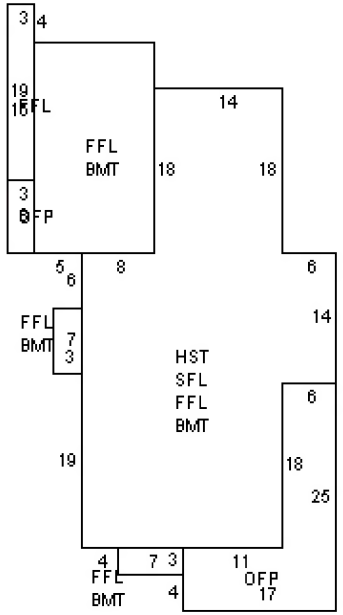
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	144.09
Special Features:	0	Val/Su Net:	130.15
Final Total:	602600	Val/Su SzAd	201.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,438	130.990	188,370
BMT	Basement	1,381	41.850	57,799
SFL	Second Floor	1,040	130.990	136,234
HST	Half Story	520	130.990	68,117
OFP	Open Porch	251	22.380	5,618

Net Sketched Area:	4,630			Total:	456,138
Size Ad	2998	Gross Area	5150	FinArea	3136

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	10	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0004-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	